



**Zoning Board of Appeals Agenda**  
**Tuesday, March 15, 2016**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7163**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 006-16**

Applicant  
Ward 06

**6030 11<sup>th</sup> Street**

Larry Anderson for Naile Elmazi

**Zoning Map Amendment** from R-1, Single-family Residential Zoning District to C-3, General Commercial Zoning District

**ZBA 007-16**

Applicant  
Ward 13

**621 and 625 West State Street**

Rockford Rescue Mission / Sherry Pitney

- (A) **Special Use Permit** for a drive-through in conjunction with a café (fast food restaurant)
- (B) **Special Use Permit** for a mural on the southeast side of the building
- (C) **Variation** to reduce the required stacking spaces from eight (8) to five (5) for a drive-through window
- (D) **Variation** to reduce the required 20 feet front yard setback for a parking lot to ten feet along West State Street
- (E) **Variation** to reduce the required 20 feet wide frontage landscaping to 10 feet wide along West State Street in a C-3, General Commercial Zoning District

**ZBA 008-16**

Applicant  
Ward 12

**3338, 33XX and 3318 North Main Street**

Attorney Russ Anderson for Kelley Williamson Company

- (A) **Special Use Permit for a Planned Unit Development** consisting of a gas station, convenience store and a car wash
- (B) **Variation** to reduce the required 20 feet front yard setback for a convenience store to 16 feet along North Main Street
- (C) **Variation** to reduce the required 20 feet front yard setback for a gas canopy to 19 feet along North Main Street
- (D) **Variation** to reduce the required 20 feet front yard setback for a parking lot to 5 feet along North Main Street
- (E) **Variation** to reduce the required 20 feet wide frontage landscaping to 5 feet wide for 100 feet along North Main Street
- (F) **Variation** to reduce the required 20 feet wide landscaping to 10 feet wide for 31 feet along North Main Street
- (G) **Variation** to reduced the required 20 feet wide frontage landscaping to 16 feet wide for 42 feet along North Main Street
- (H) **Variation** to reduce the required 5 feet setback from the property line for a freestanding sign to 1 foot in an R-1, Single-family Residential Zoning District and C-1, Limited Office Zoning District

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**ZBA 009**

Applicant  
Ward 10

**280 North Phelps Avenue**

Louis Messina

**Special Use Permit** for the operation of a sexually-oriented bookstore in a C-3,  
General Commercial Zoning District

**ZBA 010-16**

Applicant  
Ward 06

**2602 South 17<sup>th</sup> Street**

Assets Biz Corporation

**Special Use Permit** for vehicle towing and outdoor storage of vehicles in an I-1,  
Light Industrial Zoning District